

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
FEBRUARY 12, 2004**

- I. CALL TO ORDER:** Mr. Bob Boland, Chairman, calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Bob Boland
Mr. Bryant Conant
Mr. Bud Gruchalla
Mr. John Langa
Mr. Dave Whitfield
Ms. Lynn O'Connor, Planning Commission Liaison
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Ms. Aimee Nassif, Project Planner
Ms. Christine Smith Ross, Project Planner
Mr. Kyle Dubbert, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Ms. Anne Lewis

II. PROJECT PRESENTATIONS:

- A. U.S. Toy Store, Chesterfield Business Park, Lot 12:** Site Development Section Plan, Landscape Plan and Architectural Elevations for a 2.25 acre parcel of land within a "PI" Planned Industrial district, located on Chesterfield Business Parkway, south of Chesterfield Airport Road.

Project Planner, Christine Smith Ross presents the project.

Bryant Conant makes a motion to pass the project onto the Planning Commission as submitted.

Bud Gruchalla seconds the motion.

The motion passes by a voice vote 5-0.

- B. Plaza at Boones Crossing/Chesterfield Commons Village -ATM and Mail Drop Boxes:** Architectural Elevations and the Architect's Statement of Design for three U.S. Mail drop boxes, a FedEx drop box, a UPS drop box and an ATM facility as part of the Plaza at Boones Crossing/Chesterfield Commons Village development, zoned "C-8" Planned Commercial District located North of Chesterfield Airport Road and east of Boones Crossing.

Project Planner, Kyle Dubbert, presents the project. There will be no building, only a canopy with five (5) mailboxes and an ATM.

Discussion Items:

- 1) Circulation of in/out traffic
- 2) Type of lighting underneath canopy

Bud Gruchalla makes a motion to pass the project onto the Planning Commission as submitted.

Dave Whitfield seconds the motion.

The motion passes by a voice vote 5-0.

- C. Congregation Kol Am:** Architect's Statement, Architectural Elevations and Landscape Plan for religious institution in a "C-8" Planned Commercial District located at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Chairman Boland noted he has had past consulting with the Petitioner, but not on this project. Senior Planner, Annissa McCaskill-Clay, presents power point slide show on the project.

Discussion items:

- 1) Incorrect elevations rendered at meeting
- 2) Parking
- 3) Two-lane driveway for turn-around traffic
- 4) Masonry for trash enclosure
- 5) Brick color
- 6) Ground level lighting concealed in landscaping
- 7) Artificial water pond
- 8) Rooftop equipment

Dave Whitfield makes a motion to pass the project onto the Planning Commission with the following conditions:

- 1) Screened equipment on rooftop
- 2) Screened trash enclosures
- 3) Screened lighting source
- 4) Use Correct elevations

D. Westfield Chesterfield Mall: Architect's Statement, Architectural Elevations and Landscape Plan for a regional shopping center in a "C-8" Planned Commercial District located south of Highway 40/Interstate 64.

Senior Planner, Annissa McCaskill-Clay, presents the project. Re-use of site for the three-level JC Penney building (recently vacated). The Petitioner proposes to use the first level for small shops (restaurants, retail, etc.), the second level for the AMC Theater, and the third level for a new food court.

Discussion items:

- 1) Physical space change
- 2) Elevations
- 3) Interior changes
- 4) Landscaping

Bryant Conant makes a motion to forward the project onto the Planning Commission as submitted.

Dave Whitfield seconds the motion.

The motion passes by a voice vote 5-0.

III. APPROVAL OF THE DECEMBER 11, 2003 MEETING SUMMARY

John Langa makes a motion to approve the December 11, 2003 Meeting Summary as corrected.

Dave Whitfield seconds the motion.

The motion passes by a voice vote 5-0.

IV. OLD BUSINESS – None

V. NEW BUSINESS – None

VI. ADJOURNMENT

Meeting adjourns at 8:00p.m.